

SO ORDERED.

SIGNED this 19 day of January, 2023.



  
Austin E. Carter  
United States Bankruptcy Judge

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF GEORGIA

IN RE: : BANKRUPTCY CASE  
:  
CPJ CUSTOM HOMES, LLC : NO. 21-40364-AEC  
:  
Debtor : CHAPTER 7 Proceeding

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ORDER APPROVING TRUSTEE'S SALE OF PROPERTY UNDER 11 U.S.C. §363(b)  
SUBJECT TO LIENS AND OTHER CLAIMS

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The Trustee, Walter W. Kelley filed a motion to sell CPJ Custom Homes, LLC ("Debtor") interest in various items in Debtor's storage unit as listed in the Trustee's motion, subject to liens and other claims. Notice of the motion was given to the Debtor, creditors and other parties interested in this case. No objections were filed. For good cause shown, it is

**ORDERED** that the Trustee is authorized to sell the Debtor's interest in the above-described property subject to liens and other claims to the highest and best offer by private sale or auction under the terms of the Wiregrass Auction Group, Inc. listing/sale agreement. It is further

**ORDERED** that the Trustee may pay from the sale proceeds the court-approved auctioneer's fee, auctioneer's expenses, usual and customary closing costs.

END OF DOCUMENT

THIS DOCUMENT PREPARED BY:

Walter W. Kelley  
Chapter 7 Trustee  
P.O. Box 70879  
Albany, GA 31708  
(229) 888-9128  
State Bar No. 412337  
wkelly@kelleylovett.com

In re:  
CPJ Custom Homes, LLC  
Debtor

Case No. 21-40364-AEC  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 113G-4  
Date Rcvd: Jan 20, 2023

User: auto  
Form ID: pdfntc

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 22, 2023:

Recip ID	Recipient Name and Address
db	#+ CPJ Custom Homes, LLC, 8188 Frank Houser Avenue, Columbus, GA 31909-2582

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 22, 2023

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 20, 2023 at the address(es) listed below:

Name	Email Address
Anthony D. Lehman	on behalf of Creditor Keystone Concrete Foundations Inc. alehman@hlpwlaw.com, dripley@hpwlegal.com
Cory C. Close	on behalf of Creditor Brand-Vaughan Lumber Company Inc. cclose@buschreed.com
David L. Bury, Jr.	on behalf of Debtor CPJ Custom Homes LLC dbury@stoneandbaxter.com, lchapman@stoneandbaxter.com;lford@stoneandbaxter.com;amoses@stoneandbaxter.com;bcopeland@stoneandbaxter.com
Fife M. Whiteside	on behalf of Attorney Fife M. Whiteside whitesidef@mindspring.com paralegal2.fmwlaw@earthlink.net
Fife M. Whiteside	

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on behalf of Creditor Matthew & Allison Tucker whitesidef@mindspring.com paralegal2.fmwlaw@earthlink.net

Fife M. Whiteside

on behalf of Creditor Christopher/Shirley Beck whitesidef@mindspring.com paralegal2.fmwlaw@earthlink.net

Fife M. Whiteside

on behalf of Creditor Chris & Rachel Heinsen whitesidef@mindspring.com paralegal2.fmwlaw@earthlink.net

Fife M. Whiteside

on behalf of Creditor Kenneth & Sharon Grady whitesidef@mindspring.com paralegal2.fmwlaw@earthlink.net

Joseph W. Dent

on behalf of Creditor ACME Brick Tile & Stone LLC joe@joedentlaw.com, maria@joedentlaw.com

Kelly E. Waits

on behalf of Creditor Southern States Bank kwaites@burr.com ayarborough@burr.com;aphillips@burr.com

Matthew E Donahue

on behalf of Creditor Argos USA LLC mdonahue@buschreed.com

Matthew E Donahue

on behalf of Creditor Brand-Vaughan Lumber Company Inc. mdonahue@buschreed.com

Patrick Nicholas Silloway

on behalf of Creditor Ferguson Enterprises LLC psilloway@balch.com

Richard E. Flowers

on behalf of Creditor Valley Fir & Redwood Company Inc. richard@rick-law.com, jhardy@rick-law.com;mcarter@rick-law.com

Richard E. Flowers

on behalf of Attorney Richard E Flowers richard@rick-law.com jhardy@rick-law.com;mcarter@rick-law.com

Robert R Lomax

on behalf of Creditor RISING CROSS LLC dfowler@thelomaxfirm.com, rlomax@thelomaxfirm.com

Thomas D. Lovett

on behalf of Trustee Walter W Kelley tlovett@kelleylovett.com  
gfricks@kelleylovett.com;thomas.lovett@kelleylovett.com;val-ecf-notices@kelleylovett.com;r62277@notify.bestcase.com;jfreem  
an@kelleylovett.com

Thomas Dozier Lovett, III

on behalf of Attorney Kelley Lovett, Blakey & Sanders, P.C. thomas.lovett@kelleylovett.com,  
tlovett@kelleylovett.com;gfricks@kelleylovett.com;val-ecf-notices@kelleylovett.com;r62277@notify.bestcase.com;jfreeman@ke  
lleylovett.com

U.S. Trustee - MAC

Ustp.region21.mc.ecf@usdoj.gov

Walter W Kelley

trustee@kelleylovett.com GA55@ecfbis.com;walter@ecf.inforuptcy.com;wwk@trustesolutions.net

Walter W Kelley

on behalf of Trustee Walter W Kelley trustee@kelleylovett.com  
GA55@ecfbis.com;walter@ecf.inforuptcy.com;wwk@trustesolutions.net

TOTAL: 21